

NORTHCLIFFE ADDITION CIVIC IMPROVEMENT ASSOCIATION
AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF TITLE 11 OF THE TEXAS PROPERTY CODE

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Joan Hall, who, being by me duly sworn according to law, stated the following under oath:

“My name is Joan Hall. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct. I am the Secretary of NORTHCLIFFE ADDITION CIVIC IMPROVEMENT ASSOCIATION (the “Association,” a Texas Non-Profit Corporation).

1. The name of the Subdivision(s) is/are NORTHCLIFFE MANOR, Sections One (1) through Six (6), inclusive.
2. The name of the Association is NORTHCLIFFE ADDITION CIVIC IMPROVEMENT ASSOCIATION.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

- Northcliffe Manor, Section One (1) - Volume 288, Page 119;
- Northcliffe Manor, Section Two (2) - Volume 292, Page 1 and Volume 300, Page 23;
- Northcliffe Manor, Section Three (3) - Volume 280, Page 15; Volume 292, Page 11; and Volume 300, Page 33;
- Northcliffe Manor, Section Four (4) - Volume 304, Page 12;
- Northcliffe Manor, Section Five (5) - Volume 307, Page 114; and
- Northcliffe Manor, Section Six (6) - Volume 309, Page 136.

4. The recording data for the Declaration (which may be referred to as the “Declaration,” the “Restrictions,” the “Deed Restrictions,” the “Covenants, Conditions and Restrictions,” the “Restrictions and Covenants” or the “CC&Rs”) for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Deed Restrictions (Deed Records of Harris County, Texas):

- Northcliffe Manor, Section One (1) - County Clerk's File No. G123871;
- Northcliffe Manor, Section Two (2) - Amended - County Clerk's File No. G898633;
- Northcliffe Manor, Section Three (3) - County Clerk's File No. G898632;
- Northcliffe Manor, Section Four (4) - County Clerk's File No. H291462;
- Northcliffe Manor, Section Five (5) - County Clerk's File No. H407149; and
- Northcliffe Manor, Section Six (6) - County Clerk's File No. H619522.

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5. Attached hereto is the original of, or a true and correct copy of, the following dedicatory instrument, including known amendments or supplements thereto, governing the Association, which instrument has not previously been recorded in the Official Public Records of Real Property of Harris County, Texas: Certificate of Corporate Resolution regarding the first three (3) amendments to the By Laws of Northcliffe Addition Civic Improvement Association (Effective Date of Amendments: Immediately). The document attached hereto is subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association's managing agent, Consolidated Management Services, 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384, Telephone No. 281.296.9775, Telefax No. 281.296.9788, e-mail address conmgsvc@swbell.net, and website www.cmsgroup.org"

SIGNED on this the 15 day of August, 2024.

**NORTHCLIFFE ADDITION CIVIC
IMPROVEMENT ASSOCIATION**

By: Joan Hall
Printed Name: JOAN HALL
Office Held: Secretary

VERIFICATION

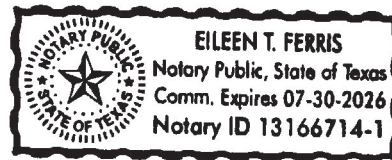
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Joan Hall, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 15 day of August, 2024.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:
Consolidated Management Services
128 Vision Park Boulevard, Suite 110
Shenandoah, Texas 77384



Northcliffe Addition Civic Improvement Association
Affidavit Regarding the First Three (3) Amendments to the By Laws of Northcliffe Addition Civic Improvement Association

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NORTHCLIFFE ADDITION CIVIC IMPROVEMENT ASSOCIATION

CERTIFICATE OF CORPORATE RESOLUTION

BACKGROUND: Prior By-Law provisions being amended: a) The first sentence of Article III, Section 1 of the By-Laws previously provided as follows: "The annual meeting of the Members shall be held on the first Tuesday of April at 7:30 p.m.;" b) The first sentence of Article III, Section 4 of the By-Laws previously provided as follows: "The presence at the meeting of ten percent (10%) of those Members qualified and entitled to vote, or of proxies of ten percent (10%) of the Members qualified and entitled to vote shall constitute a quorum;" and c) The last sentence of Article III, Section 4 of the By-Laws previously provided as follows: "At the second meeting those Members present who are qualified and entitled to vote constitute a quorum for such meeting."

I CERTIFY THAT: I am the duly qualified and Secretary of NORTHCLIFFE ADDITION CIVIC IMPROVEMENT ASSOCIATION (the "Association"), a duly organized and existing Texas Non-Profit Corporation. The following is a true copy of three (3) resolutions duly adopted by a majority of those Members of the Association, present in person or by proxy, at an adjourned Annual Meeting of Members legally held on August 15, 2024, at which meeting a quorum of Members was present, and entered in the minutes of such meeting in the minute book of the Association:

RESOLVED, on August 15, 2024 and effective immediately: The first sentence only of Article III, Section 1 of the By-Laws is hereby replaced in its entirety to provide as follows: "The annual meeting of the Members shall be held on the third Thursday of April at 7:00 p.m."

RESOLVED, on August 15, 2024 and effective immediately: The first sentence only of Article III, Section 4 of the By-Laws is hereby replaced in its entirety to provide as follows: "The presence, in person or by proxy, at the meeting of Members entitled to vote twenty (20) votes (with one vote for each lot owned) shall constitute a quorum."

RESOLVED, on August 15, 2024 and effective immediately: The last sentence only of Article III, Section 4 of the By-Laws is hereby replaced in its entirety to provide as follows: "At the second meeting those Members present, in person or by proxy, who are entitled to vote constitute a quorum for such meeting."

The above three (3) resolutions have never been modified or repealed, and are now in full force and effect.

NORTHCLIFFE ADDITION CIVIC
IMPROVEMENT ASSOCIATION

By: Joan Hall
Printed Name: JOAN HALL
Office Held: Secretary

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Pages 4
09/24/2024 10:56 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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